

# 2/1 98 Middleton Street

GLASGOW, G51 1AE



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*One-bedroom second-floor flat, ideal renovation project*





McEwan Fraser Legal is delighted to present this one-bedroom second-floor flat, which is offered to the market in need of renovation, presenting an excellent opportunity for investors or those looking to create a home to their own taste.

# THE LOUNGE



On entering, you are welcomed by a spacious hallway that connects all rooms. The lounge sits at the front of the property and is flooded with natural light from a bay window. This spacious room features high ceilings and provides ample space for a variety of furniture arrangements. There is also a versatile alcove that the current owner uses for storage but could easily become a dining area, home office, or bar.



# THE BEDROOM

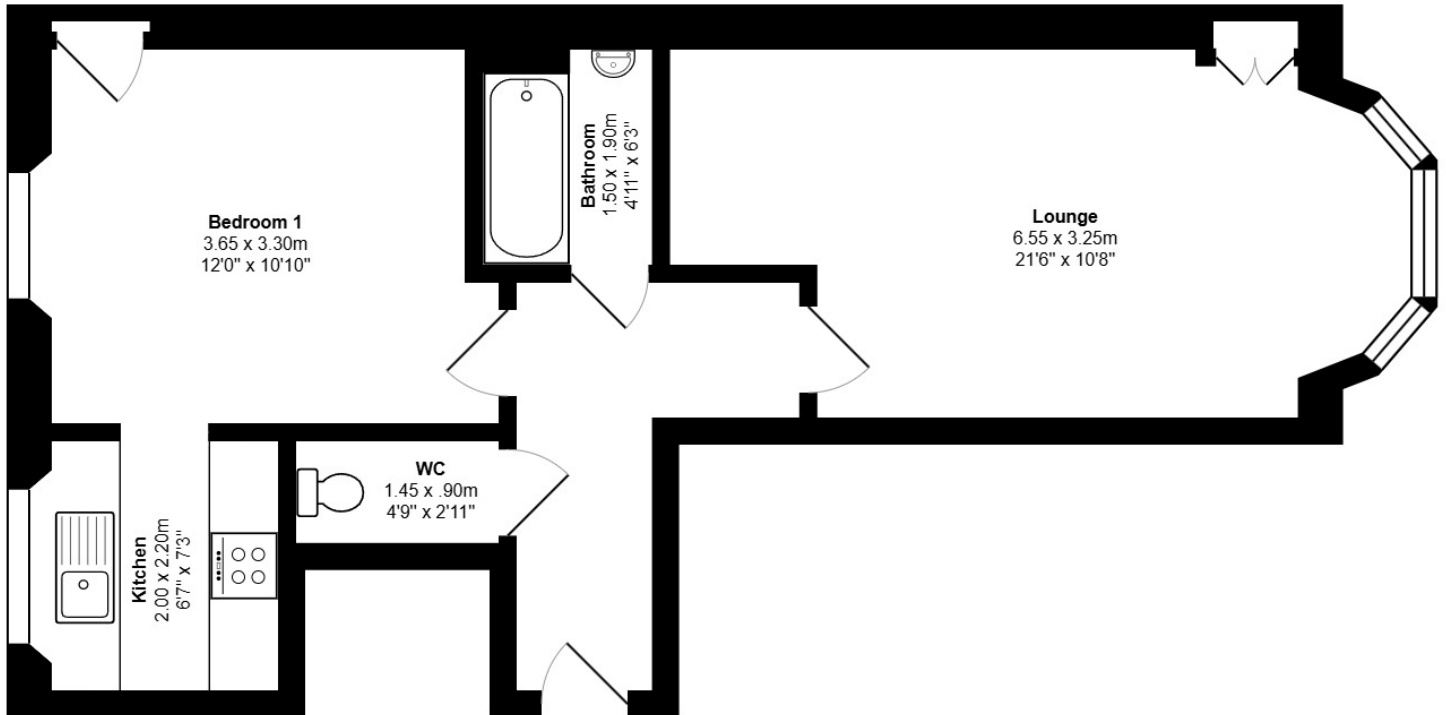


To the left is a generous double bedroom. The kitchen is accessed through the bedroom, giving the layout a slightly unique character. The kitchen offers space for freestanding appliances and a range of storage possibilities. The bathroom is positioned directly across from the front door and includes a bath, WC and wash basin.

Externally, the property benefits from a rear communal garden, while on-street parking is available to the front.



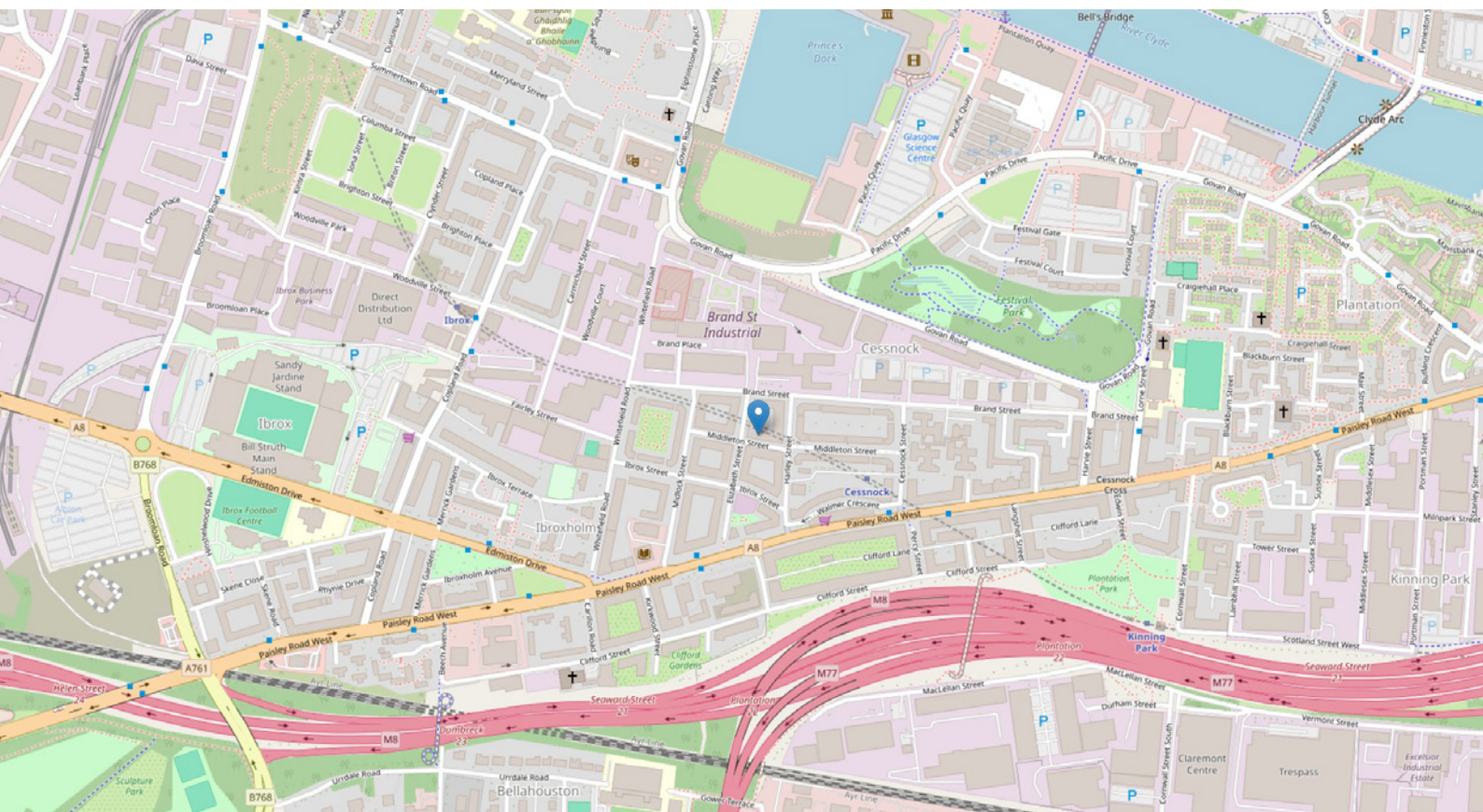
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: D

Buyer's Premium Value: £2000.00





# THE LOCATION

Middleton Street is well placed for a variety of amenities, including local shops and larger retail options at Braehead Shopping Centre. The property is close to the Queen Elizabeth University Hospital and benefits from excellent public transport links, with Cessnock Underground Station within walking distance. The M8 motorway network is easily accessible, providing quick travel into Glasgow City Centre and beyond.



**McEwan Fraser Legal**

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